

DUPLICATE

MEMORANDUM OF UNDERSTANDING

JUL 27 1999

This Memorandum of Understanding [MOU] is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 1999, by and between The City of San Diego, a municipal corporation [City], and De Anza Harbor Resort & Golf, LLC [De Anza]:

I. FACT RECITALS.

A. Existing Leases. City has entered into the following three leases with the following expiration dates:

<u>Premises</u>	<u>Lessees</u>	<u>Expiration Date</u>
Mission Bay Golf Center	De Anza Harbor Resort & Golf, LLC	July 5, 2001
De Anza Harbor Resort	De Anza Harbor Resort & Golf, LLC	November 23, 2003
Campland On The Bay	De Anza Campland, LLC	November 7, 2017

B. Mission Bay Master Plan Update (1994). City has approved, and the California Coastal Commission has certified as a Local Coastal Plan, the Mission Bay Master Plan Update (1994) [Master Plan Update]. The Master Plan Update designates Harbor Resort as a 76-acre Special Study Area, of which up to 60 acres may be developed with guest housing. In addition, the Master Plan Update designates the Mission Bay Golf Course [Golf Course] leasehold area as "Golf Course". The Master Plan Update also designates Campland for future conversion to a wetland area. City acknowledges that City has not imposed and De Anza has not assumed financial or other responsibility for this conversion.

C. Harbor Resort/Long Term Rental Agreements. Harbor Resort currently is used as a mobile home and recreational vehicle park, consistent with the Kapiloff bill [California A.B. 447, Ch. 1008 (1981)]. Use of the Harbor Resort site as a mobile home park after November 23, 2003, is not authorized by State law and is prohibited by the City Charter unless approved by two-thirds vote of the electorate. In 1981, De Anza's predecessors and City entered into the 10th Amendment to the existing Harbor Resort lease. The 10th Amendment contemplates that the Harbor Resort leasehold area will be redeveloped to its highest and best use. De Anza has the right to submit a Redevelopment Program and City has an obligation to consider in good faith the proposed Redevelopment Program. Pursuant to the 10th Amendment, from 1982 to the

present, De Anza and its predecessors have paid City in excess of \$8,000,000 in the form of rent increases, which were agreed to as consideration for City's agreement to review and consider in good faith De Anza's Redevelopment Program for the Harbor Resort leasehold. De Anza contends that in reliance on the terms of the 10th Amendment, De Anza's predecessors entered into Long Term Rental Agreements [LTRAs] with approximately 98% of the mobile home owners at Harbor Resort. The LTRAs govern the benefits the mobile home owners are to receive at the expiration of the lease term in 2003 if De Anza proceeds with redevelopment of the Harbor Resort leasehold area. The mobile home owners have claimed that they are due substantial compensation from City far in excess of the benefits provided under the LTRAs upon closure of the Harbor Resort mobile home park. The City Attorney has opined that City has no legal obligation to pay relocation costs to the mobile home owners.

D. Payments to Mobile Home Owners Upon Park Closure/Relocation Park. De Anza proposes to enter into an option agreement with the City to provide for a new lease for the Harbor Resort and the Mission Bay Golf Center [the Option Agreement]. If the City and DeAnza enter into the Option Agreement and the New Lease, upon De Anza's exercise of the option and pursuant to the terms of these agreements, De Anza will assume full responsibility for all costs associated with closing the mobile home park, including any sums to be paid to the mobile home owners under the LTRAs. De Anza has further stated that it will continue to work with City and the mobile home owners to find a suitable site for relocation of the mobile homes.

E. Community Review. By entering into this Memorandum, City and De Anza are committed to provide full public review of the proposed redevelopment of the property pursuant to the approved Mission Bay Master Plan Update.

F. Settlement. City and De Anza wish to proceed with an overall resolution of the various issues regarding the redevelopment of the Harbor Resort and Golf Course leasehold areas. In consideration of De Anza's agreement to, upon exercise of the option, assume full responsibility for all costs associated with closing the mobile home park, including any sums to be paid to the mobile home owners under the LTRAs, and because City anticipates that there will be enhanced services and revenues to City if the property is redeveloped consistent with the approved Master Plan, City Council is willing to enter into this MOU and authorize exclusive negotiations with De Anza on the items set forth below.

## II. DE ANZA REDEVELOPMENT PROGRAM

A. Processing of Redevelopment Program/Vested Rights. City shall process for review, in accordance with the time line attached hereto as Attachment "A", De Anza's application for a Redevelopment Program (summarized on Attachment "B"). This summary is included in this MOU for information purposes only. In approving the MOU, City is not agreeing to nor bound by any of the proposals in the Redevelopment Program. During the environmental review process, alternative land uses consistent with the Mission Bay Master Plan will be analyzed for potential environmental and fiscal impacts. It is contemplated that upon approval of

the Redevelopment Program any subsequent approvals will be reviewed by City, through the normal project review process applicable to Mission Bay lessees. Concurrent with the processing of the Redevelopment Program, City and De Anza may negotiate a Development Agreement which provides a vested right to go forward with the Redevelopment Program. It is contemplated that De Anza will propose as extraordinary benefits under any Development Agreement the assumption of the responsibility to pay the costs associated with closing the mobile home park including the sums to be paid under the LTRA to mobile home owners, the advance of the costs of construction of the athletic fields described in paragraph II.C. of this MOU and the advance of the \$1,000,000 for the relocation of the boat and ski club described in paragraph II.C. of this MOU.

B. CEQA Requirements. City will comply with the requirements of the California Environmental Quality Act [CEQA] in connection with the review and approval of the Redevelopment Program. City and De Anza acknowledge that architectural details of the project improvements to be constructed pursuant to the approved Redevelopment Program are not currently known. For CEQA review purposes, therefore, De Anza will propose design guidelines and provide site plans in adequate detail to assure that any potentially significant adverse environmental impacts of the proposed Redevelopment Program will be addressed as required by CEQA. If CEQA or City's regulations require any additional environmental review, City may impose additional mitigation measures, as permitted by law, to mitigate any additional potentially significant adverse environmental impacts.

C. Golf Course/Exchange of Property. Under the new lease: (1) City and De Anza will exchange on an acre by acre basis the property currently leased by the Mission Bay Boat and Ski Club for the acreage immediately adjacent to the athletic fields on the northwest corner of the Golf Course leasehold area; (2) De Anza will cause the construction of new athletic fields on City's behalf on the property to be exchanged for the Mission Bay Boat and Ski Club property and De Anza will receive a rent credit for the cost of constructing the athletic fields; and (3) De Anza will make available a market rate loan of up to \$1,000,000 to the Mission Bay Boat and Ski Club for its relocation to South Shores of Mission Bay Park. In the event of default by Mission Bay Boat and Ski Club, De Anza will receive a rent credit for the amount of the default and related costs.

D. Incorporation of North Mission Bay Drive into New Lease. City will process any required application for the incorporation into the premises of the New Lease that portion of North Mission Bay Drive which currently runs between the Golf Course and Harbor Resort leasehold areas. City will process such application in a timely manner so that the area will be included within the premises of the new lease described in Paragraph III of this MOU.

III. OPTION AGREEMENT AND NEW LEASE. City authorizes the City Manager to enter into exclusive negotiations with De Anza (or its designee) on an Option to enter into a new lease for the lesser term of 50 years or the maximum lease period allowed by law for the areas

described in Section II.D. The expiration date for the exercise of the Option will be May 23, 2003.

IV. COOPERATION OF CITY.

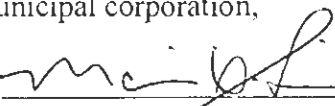
City will use its best efforts to comply with the schedule attached as Attachment "A". In addition, City will cooperate with De Anza and support De Anza's efforts to obtain all required approvals and permits for the development of the property pursuant to the approved Redevelopment Program. All processing costs will be borne by De Anza if and as approved by City. City acknowledges and confirms that any hearings and determinations required pursuant to Government Code Section 65863.7 shall be held and all required notices shall be given.

V. INTERPRETATION.

In the event of inconsistency between this MOU and the Option Agreement and New Lease, if and as approved by City, the provisions and conditions of the Option Agreement and new lease will govern.

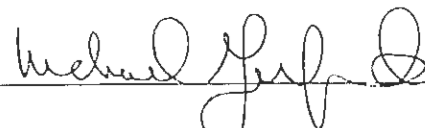
Date: JUL 27 1999

The City of San Diego,  
a municipal corporation,

By:  FOR  
Real Estate Assets Director

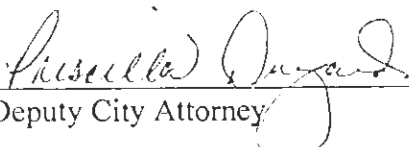
Date: August 2, 1999

De Anza Harbor Resort & Golf, LLC, a limited  
liability company,

By: 

APPROVED AS TO FORM AND LEGALITY  
THIS 28<sup>th</sup> DAY OF August, 1999:

CASEY GWINN, City Attorney

By:   
Deputy City Attorney





## Attachment "B"

### Summary of Proposed Redevelopment Program

The following points summarize the Redevelopment Program which De Anza is submitting for review by City.

1. Golf Course and Harbor Resort. Consistent with the Master Plan Update, De Anza will have the right to retain the Golf Course as a golf course after July 5, 2001, and will have the right to redevelop the Harbor Resort with guest housing after November 23, 2003. De Anza's Redevelopment Program returns approximately 21.5 to 24.5 acres of land currently designated for commercial use to public park land, and provides for development of a resort hotel on approximately 51.5 to 55 of the 76 acres currently occupied by the Harbor Resort mobile home park. (The precise acreages will depend on the location of the park site, discussed in Sections 1.b. and c., below.) The Redevelopment Program includes:

a. Development of a 600-unit resort hotel (which may include up to 300 timeshare units) with ancillary uses;

b. Development of approximately 10 acres of park area, either in the northeastern portion of the existing mobile home park site and immediately west of the De Anza Cove Park or on De Anza Point or immediately east of the athletic fields at Bond Street and Grand Avenue;

c. Development of an approximately 11.5 to 14.5 acre public use zone around the perimeter of the site, which shall include the continuation of the biking and jogging path around the periphery of De Anza Point (the public use zone acreage varies according to the park location - approximately 11.5 acres with park on De Anza Point, approximately 14.5 acres with park in northeast corner of site, and approximately 14.9 acres with park on Grand Avenue); and

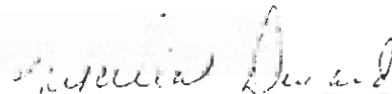
d. Reconfiguration and expansion of the golf course into the current Harbor Resort leasehold area.

RESOLUTION NUMBER R- **292007**

ADOPTED ON JUL 27 1999

BE IT RESOLVED, by the Council of The City of San Diego, that the City Manager or his duly designated representative is authorized to execute a Memorandum of Understanding with De Anza Harbor Resort and Golf LLC, for review of a Redevelopment Plan, establishment of a process for review, and negotiation of an option to lease for the Redevelopment Plan area (as more fully discussed in City Manager Report No. 99-148), a copy of which is on file in the office of the City Clerk as Document No. RR- **292007**.

APPROVED: CASEY GWINN, City Attorney

By   
Prescilla Dugard  
Deputy City Attorney

PD:cdk  
07/09/99  
Or.Dept:REA  
R-2000-68



Passed and adopted by the Council of San Diego on

JUL 27 1999

by the following vote:

YEAS: Mathis, Wear, Kehoe, Warden, Stallings, McCarty, Vargas,

Mayor Golding.

NAYS: Stevens.

NOT PRESENT: None.

AUTHENTICATED BY:

SUSAN GOLDING

Mayor of The City of San Diego, California

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California

(Seal)

By: MARY A. CEPEDA, Deputy

I HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of RESOLUTION NO. R- 292007, passed and adopted by the Council of The City of San Diego, California on JUL 27 1999.

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California

(SEAL)

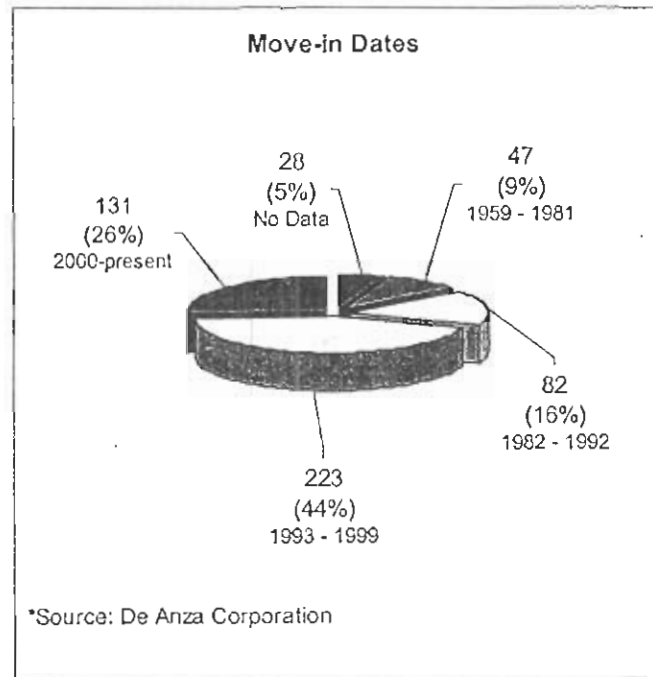
By: Mary A. Cepeda, Deputy

## DEMOGRAPHIC INFORMATION DE ANZA MOBILEHOME PARK

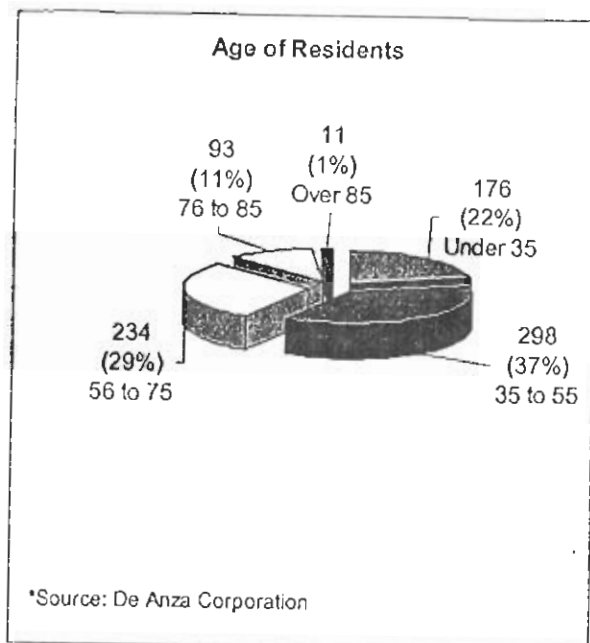
The demographic information contained in this report was made available by the De Anza Management Company from tenant records provided at the time of tenant move-in. It should be noted however, that the records may not be entirely accurate and complete due to the fact that certain information may not have been provided to the Management Company by the tenant or historical data was not available. Information on household income was obtained from the U.S. Census Bureau from the 2000 Census.

### Move-in Dates

There are currently 511 mobile homes sites at De Anza and 8 of the sites are vacant. Out of that total, 85 percent (436 units) moved in after 1982. As noted in the report, 1982 is when the City and De Anza entered into a lease amendment which states that the residential mobile home park use shall cease upon lease expiration. All of the tenants signed long term rental agreements and were made fully aware of the lease expiration date of November 23, 2003 and that their residential use of the property would no longer be permitted following that date. Only 9 percent (47 units) have resided in the park prior to 1982 and these tenants have all signed long term rental agreements.



It is also important to note that De Anza has had a fairly high turnover rate within the last 10 years with 69 percent (354 units) moving in after 1993. In fact, a significant number of tenants, 131 units or 26 percent moved in after 2000. All of these tenants signed long term rental agreements and were made fully aware of the lease expiration date of November 23, 2003. Additionally, De Anza management has identified several suitable relocation sites but they all have been rejected by the residents.



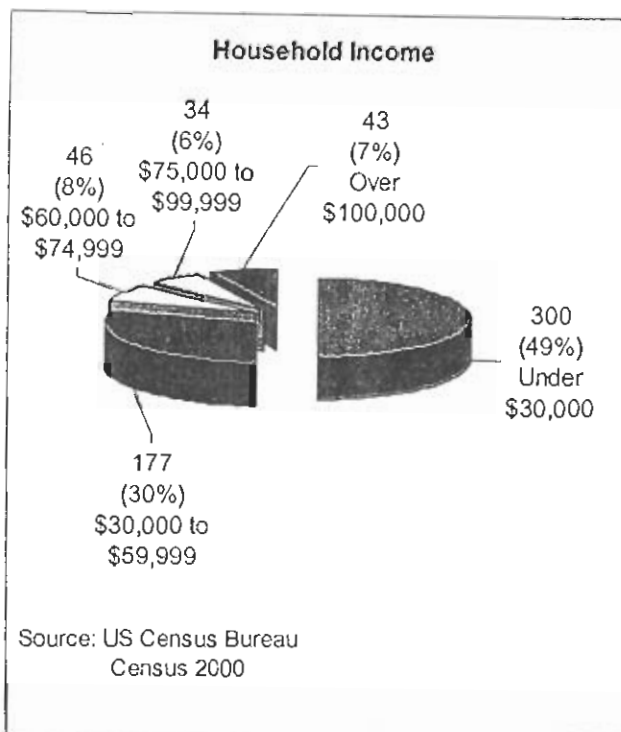
### Age of Residents

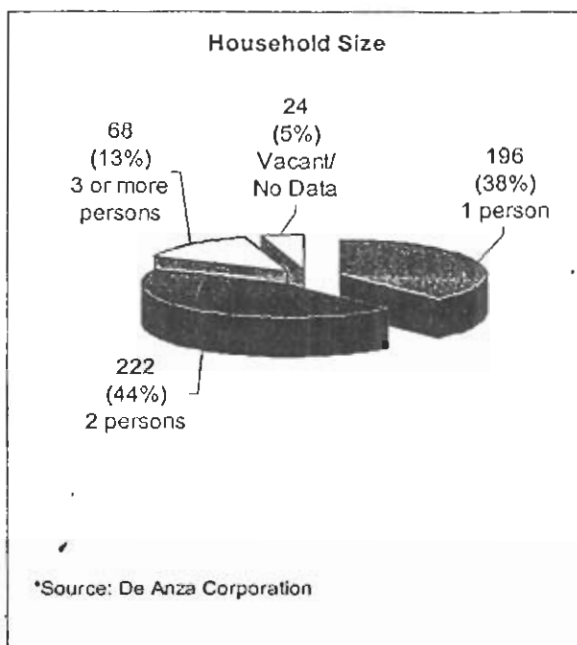
The average age of De Anza residents is 51 years old. Over half of the residents (58 percent, 474 residents) are under the age of 55, with 22 percent (176 residents) under the age of 35. Almost 29 percent (234 residents) are between the ages of 56 and 75 years old. About 11 percent (93 residents) are between the ages of 76 and 85 and 1 percent (11 residents) are over the age of 85.

### Household Income

The 2000 Census reported 600 households in the census tract block group that includes De Anza. Approximately half of the block group (300 households) reported an annual income \$30,000, which is 50 percent of the median area income and is considered very low income for a family of four. It is also important to note that 21 percent (123 households) earn more than \$60,000 a year, 7 percent (43 households) earn more than \$100,000 a year.

The San Diego Housing Commission offers assistance to very low income families for replacement housing through the U.S. Department of Housing and Urban Development's (HUD) Housing Choice Voucher Program, also known as Section 8. However, currently there are no vouchers available and the waiting list is 5 to 7 years long. Preferences could be given to families that are currently paying more than 50 percent of their income for rent or families that are involuntarily displaced. According to income and rent calculations compiled by the Housing Commission, a family of four earning \$30,000 and paying 30 percent of the income to housing would expect to pay monthly rent of \$751.



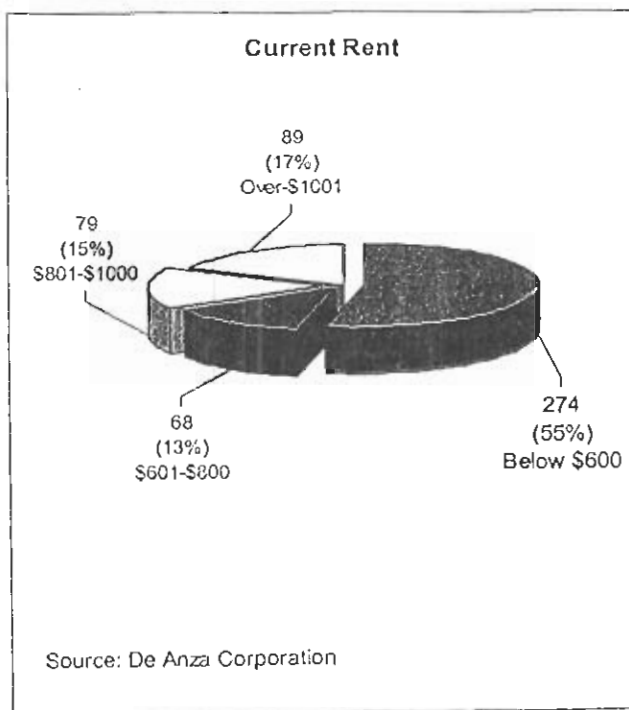


### Household Size

It is also important to note that the household size of De Anza residents is relatively low with 38 percent (196) being one person households and 44 percent (222) being 2-person households. Only 13 percent of the households have 3 or more persons.

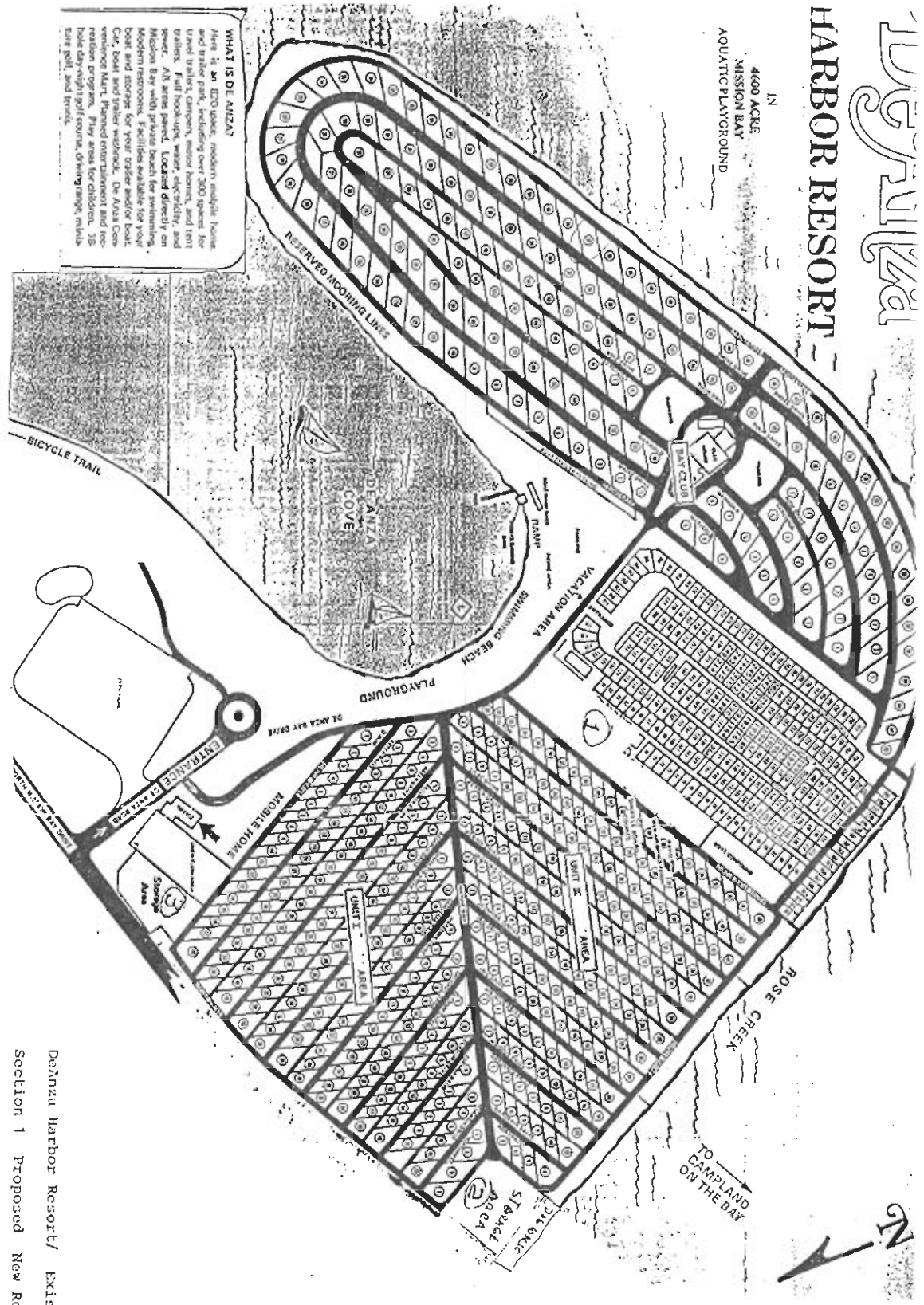
### Current Rents at De Anza

Over half of the De Anza residents (54 percent, 274 tenants) pay less than \$600 a month in rent. A small percentage (13 percent, 68 tenants) pay between \$600 and \$800 a month and 15 percent (79 tenants) pay between \$800 and \$1000 a month. The number of tenants paying \$1000 or more a month in rent is 89 or (17 percent). However, about 24 of those units are full rentals that include rental of the space and the mobile home. Market rents for similar units in the coastal area range from \$1,000 to \$3,000 per month.



## HARBOR RESORT

IN  
4600 ACRES  
MISSION BAY  
AQUATIC PLAYGROUND



**WHAT IS DE ANZA?**  
Here is an EDO space, modern mobile home, and water park, including over 2000 spaces for travel trailers, campers, motor homes, and tent trailers. Full hook-up, water, electricity, and sewer. All sites paved. Located directly on Mission Bay with great beach for swimming, boating and fishing. Features include: Year-round boat and motor for your trailer and/or boat. Car, boat and trailer wash. The Aqua Cove, swimming pool. Planned entertainment and recreation program. Play areas for children. 18-hole day-night golf course, driving range, clubhouse, golf, and tennis.

- DeAnza Harbor Resort/ Existing Facility
- Section 1 Proposed New Recreation Area and Club House
- 2. Storage Area
- 3. Storage and Maintenance

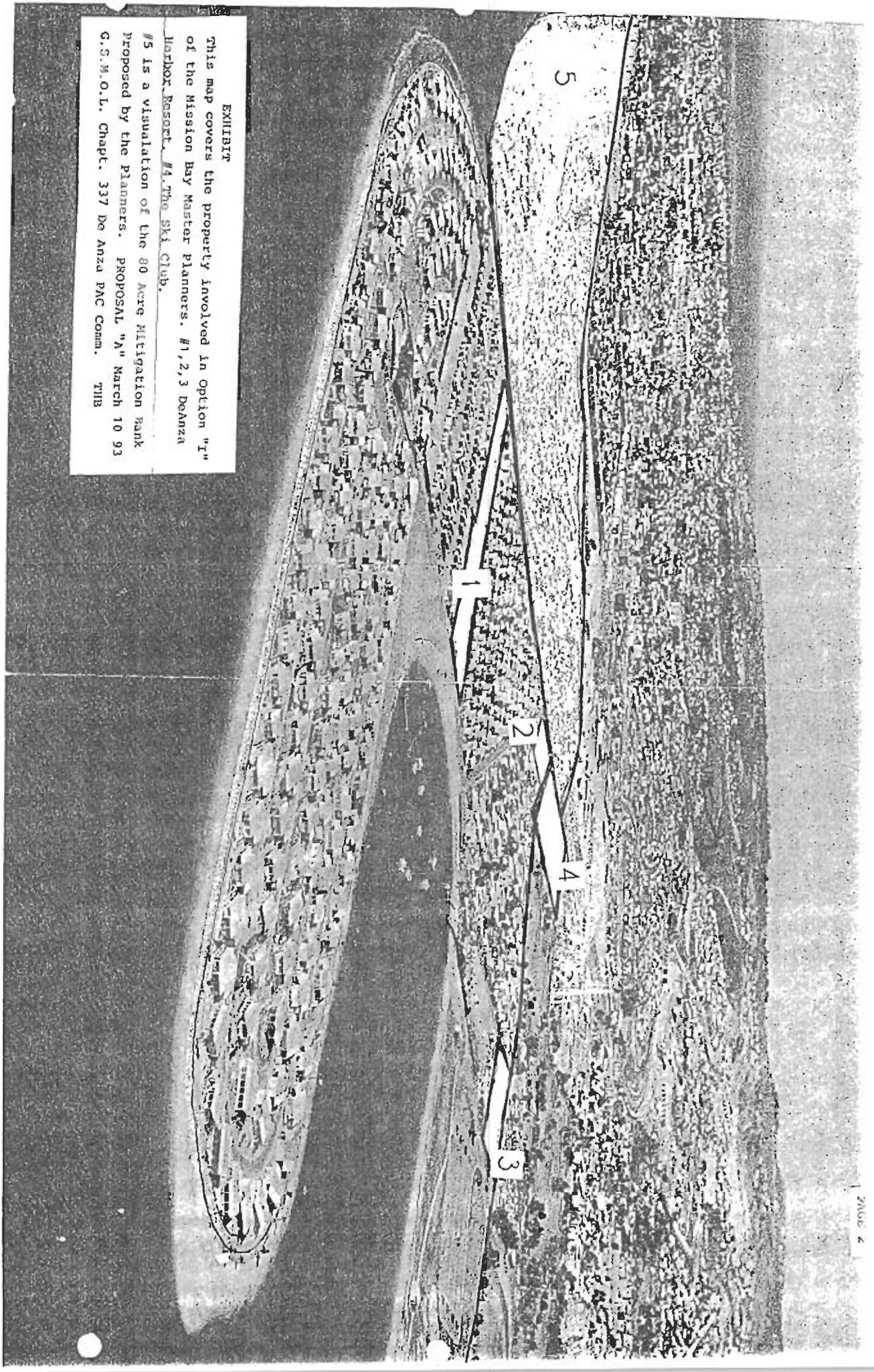


EXHIBIT  
This map covers the property involved in Option "I"  
of the Mission Bay Master Planners. #1,2,3 DeAnza  
Harbor Resort. #4 The Ski Club.  
#5 is a visualization of the 80 Acre Mitigation Bank  
Proposed by the Planners. PROPOSAL "A" March 10 93  
G.S.M.O.L. Chapl. 337 De Anza PAC Comm. THE



**Chronology**  
**Mission Bay Master Plan Update**

- 08/02/94 Council adopts Resolution No. R-284398, certifying the environmental document, adopting findings, statement of overriding considerations and a mitigation monitoring and reporting program.
- 08/02/94 Council adopts Resolution No. R-284399, pursuant to which it adopts the 1994 Mission Bay Park Master Plan and Local Coastal Program Land Use Plan and Associated Design Guidelines with revisions set forth in said resolution, including, among others:
- 08/02/94 Council adopts Resolution No. R-284400, pursuant to which it certifies that the Mission Bay Park Master Plan Update/Local Coastal Program is consistent with the City adopted Regional Growth Strategy.
- 03/08/95 Coastal Commission continued for two months City of San Diego Land Use Plan Amendment 1-95, as it pertains to Mission Bay Park.
- 05/11/95 Coastal Commission denied certification of Master Plan as submitted; and, then approved the Master Plan with suggested modifications.
- 08/01/95 City Council adopted Resolution No. R-286199, pursuant to which it approved the amendment to the previously approved Mission Bay Park Master Plan/Local Coastal Program, as recommended and adopted by the California Coastal Commission on May 11, 1995.
- 08/09/95 Coastal Commission adopted findings and certified the Master Plan, as modified.
- 12/13/95 Coastal Commission approved the Executive Director's determination regarding approval of Master Plan.
- 05/07/96 Coastal Commission voted to set aside its May 11, 1995 decision and to schedule the Master Plan for the November 1996 hearing.
- 11/15/96 Coastal Commission adopted two sets of suggested Modifications and Findings -- one set was associated with original May 1995 action, and the second set specifically addressed Bahia Point.
- 02/06/97 Coastal Commission certified the Master Plan, as modified.
- 05/13/97 Council adopts Resolution No. R-288657, authorizing the City Manager to approve an amendment to the previously approved Mission Bay Park Master Plan/Local Coastal Program as recommended and certified by the California Coastal Commission on November 15, 1996.

(R-94-1838)

RESOLUTION NUMBER R-284398  
ADOPTED ON AUGUST 2, 1994

WHEREAS, the Council of The City of San Diego considered the issues discussed in Environmental Impact Report DEP No. 91-0898; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that it is hereby certified that Environmental Impact Report DEP No. 91-0898, on file in the office of the City Clerk, has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code section 21000 et seq.), as amended, and the State guidelines thereto (California Code of Regulations section 15000 et seq.), that the report reflects the independent judgment of The City of San Diego as Lead Agency and that the information contained in said report, together with any comments received during the public review process, has been reviewed and considered by this Council in connection with the approval of the 1994 Mission Bay Master Plan and Local Coastal Program Land Use Plan.

BE IT FURTHER RESOLVED, that pursuant to California Public Resources Code section 21081 and California Code of Regulations section 15091, the City Council hereby adopts the findings made with respect to the project, a copy of which is attached hereto and incorporated herein by reference.

BE IT FURTHER RESOLVED, that pursuant to California Code of Regulations section 15093, the City Council hereby adopts the Statement of Overriding Considerations, a copy of which is attached hereto and incorporated herein by reference, with respect to the project.

BE IT FURTHER RESOLVED, that pursuant to California Public Resources Code section 21081.6, the City Council hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this body in order to mitigate or avoid significant effects on the environment, a copy of which is attached hereto and incorporated herein by reference.

APPROVED: JOHN W. WITT, City Attorney



By

John K. Riess

Deputy City Attorney

JKR:pev

05/18/94

Or.Dept:Pk. & Rec.

R-94-1838

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(R-94-1837 REV. 2)

RESOLUTION NUMBER R-284399

ADOPTED ON AUGUST 2, 1994

WHEREAS, the Planning Commission of The City of San Diego held a public hearing on June 16, 1994, to consider the proposed 1994 Mission Bay Park Master Plan and Local Coastal Program Land Use Plan and Associated Design Guidelines; and

WHEREAS, said Land Use Plan has been developed to respond to the policies, goals and requirements of the California Coastal Act of 1976; and

WHEREAS, said Land Use Plan rescinds the existing adopted 1978 Mission Bay Park Master Plan; and

WHEREAS, the Planning Commission approved and recommended to the City Council adoption of the 1994 Mission Bay Park Master Plan and Local Coastal Program Land Use Plan and Associated Design Guidelines; and

WHEREAS, City Council Policy 600-7 requires that the public hearings before the Planning Commission to consider revisions of the PROGRESS GUIDE AND GENERAL PLAN FOR THE CITY OF SAN DIEGO shall be scheduled concurrently with all public hearings on proposed community plans; and

WHEREAS, the Planning Commission of The City of San Diego has held concurrent public hearings to consider the 1994 Mission Bay Park Master Plan and Local Coastal Program Land Use Plan and Associated Design Guidelines; and

WHEREAS, the Planning Commission has reviewed the proposed 1994 Mission Bay Park Master Plan and Local Coastal Program Land Use Plan and Associated Design Guidelines, hearing public testimony; and

WHEREAS, on June 16, 1994, the Planning Commission approved and recommended for adoption by the City Council amendments to the Local Coastal Program Land Use Plan for the Mission Bay area; and

WHEREAS, this City Council has also reviewed the Proposed Local Coastal Program Land Use Plan, and heard additional public testimony;  
NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, as follows:

1. That this Council hereby adopts the 1994 Mission Bay Park Master Plan and Local Coastal Program Land Use Plan and Associated Design Guidelines as an accurate statement of its policy and intent, a

copy of which is on file in the office of the City Clerk as Document No. RR-284399, except as revised herein:

- a. Delete the special study designation for the Dana Inn;
- b. Retain the use of De Anza boat ramp for regulated use during holiday periods, and when there is a need for additional facilities;
- c. That jacaranda trees be planted in the grove that has been created and along the freeway adjacent to the Hilton Hotel, but not at the Grand Avenue site, and further use more appropriate plants for other areas.
- d. That the maintenance facility proposed to be located near the gateway entrance of the park is hereby deleted and the staff is directed to return with their recommendations for an alternative use that may include upland habitat.
- e. The Manager is directed to take every conceivable action possible to enhance the water quality of Mission Bay;
- f. The Manager is directed to reconsider the \$63,000 budget cut that would have gone to the enforcement of the National Pollution Discharge Elimination System directly related to the water quality in Mission Bay along with all the other programs that need to have continued funding to make this work;
- g. The Manager is to establish a special study area comprised of the 91 acres east of the creek and provide for the possibility of 60 acres of guest housing;
- h. The Manager is directed to exclude Campland from the special study area as per the proposed plan and acknowledged that some wetlands mitigation may be required as part of the special study area;
- i. The Manager is directed to review all the proposals for the area to the east of Sea World and return to the Council within the next 30 days with a recommendation as to whether the Council should proceed with a general request for proposals or a negotiated agreement, and an explanation why that recommendation would be in the best interests of all of the citizens. Do not go ahead with a competitive bid at this time;
- j. The Manager is directed to support the Bahia Point recommendation as contained in the Plan;
- k. The City Manager is directed to report to the Public Facilities and Recreation Committee regarding the retrofit of the docks in terms of what needs to be done and how it can be done;

l. Priorities within the plan should be to focus the action of City staff in completing the plan and bringing it into reality. We should look at both short and long term priorities and make Fiesta Island and the South Shore area, the areas of highest priority with respect to funding and the utilization of the resources of the City. Projects within those priorities would include South Shores Phase 3, waterfront pathways, shoreline stabilization, natural habitat enhancement in the Crown Point Shores area and the renovation of the Dana Inn, the Hilton Hotel and the Bahia Hotel redevelopment. Second priority would be the Fiesta Island turf and beach areas, natural habitat enhancement on Fiesta Island, the remaining South Shores and traffic improvements. The third priority would be the remainder of Fiesta Island not addressed above, the natural habitat expansion and the De Anza special study area. The following items from a list passed out by staff and read into the record shall also be carried forth:

- (i) Delete the special study area designation for Dana Inn;
- (ii) Consider the use of drought resistant or drought tolerant landscaping in the place of coastal landscaping where pedestrian traffic may exist;
- (iii) Retain the De Anza boat ramp for managed and restricted use as determined by the Park and Recreation Board;
- (iv) Specify North Pacific Passage as a regulated water area compatible with adjacent water uses;

m. Direct the City Manager to develop a plan or policy that Council can approve that will finance the Plan, rather than to create an Enterprise fund for Mission Bay Park revenues.

n. The Plan should not propose deleting height limits by a vote of the people at this time.

2. That the Planning Director is hereby authorized to submit the 1994 Mission Bay Park Master Plan and Local Coastal Program Land Use Plan to the California Coastal Commission as part of the City's program to comply with the California Coastal Act of 1976.

3. That the Mission Bay Park Master Plan and Local Coastal Program Land Use Plan shall become effective upon approval of the 1994 Mission Bay Park Master Plan and Local Coastal Program Land Use Plan by the California Coastal Commission.

APPROVED: JOHN W. WITT, City Attorney

By

John K. Riess

Deputy City Attorney

JKR:pev:ps

05/18/94

07/13/94 Cor.Copy

08/22/94 REV. 1

09/19/94 REV. 2

Or.Dept:Pk.& Rec.

R-94-1837

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(R-94-1839)

RESOLUTION NUMBER R-284400  
ADOPTED ON AUGUST 2, 1994

BE IT RESOLVED, by the Council of The City of San Diego, that the Council hereby certifies for the record that the Council finds the Mission Bay Park Master Plan Update/Local Coastal Program is consistent with the City adopted Regional Growth Strategy.

APPROVED: JOHN W. WITT, City Attorney

By

John K. Riess

Deputy City Attorney

JKR:pev

05/18/94

Or.Dept:Pk. & Rec.

R-94-1839

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(R-95-1944)

RESOLUTION NUMBER R-286199  
ADOPTED ON AUGUST 1, 1995

BE IT RESOLVED, by the Council of The City of San Diego, that an amendment to the previously approved Mission Bay Park Master Plan/Local Coastal Program, as recommended and adopted by the California Coastal Commission on May 11, 1995, and as set forth in the attachment hereto, is hereby approved.

APPROVED: JOHN W. WITT, City Attorney

By

Harold O. Valderhaug

Chief Deputy City Attorney

HOV:ps

06/29/95

Or.Dept:Pk.&Rec.

R-95-1944

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(R-97-1121)

RESOLUTION NUMBER R-288657

ADOPTED ON MAY 13, 1997

BE IT RESOLVED, by the Council of The City of San Diego, that the City Manager be and is hereby authorized to approve an amendment to the previously approved Mission Bay Park Master Plan/Local Coastal Program as recommended and certified by the California Coastal Commission on November 15, 1996, a copy of which amendment is on file in the office of the City Clerk as Document No. RR-288657.

APPROVED: CASEY GWINN, City Attorney

By

\_\_\_\_\_  
William T. Griffith  
Deputy City Attorney

WTG:cdk  
04/25/97  
Or.Dept:Pk.&Rec.  
R-97-1121